



Administrative Alternates



DEVELOPMENT SERVICES DEPARTMENT

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831

Administrative Alternate Request: <i>Requested in accordance with UDO Section 10.2.17</i>	OFFICE USE ONLY
Section(s) of UDO affected: 3.3.3.D.C1 - Building Stepback Provide an explanation of the alternate requested, along with an applicant's statement of the findings <small>Requesting step-back above 3rd floor be reduced on W. Martin St. and S. Dawson St.</small> Provide all associated case plan numbers including zoning and site plan: SR-98-18	Transaction Number

Property Address 227, 223, 221, 219 W. Martin St., 303. 307 S. Dawson St.		Date 01/16/2019
Property PIN 1703578712, 1703577890, 1703577898, 1703578828	Current Zoning DX-20-SH	
Nearest Intersection SW Corner of S. Dawson & W. Martin		Property size (in acres) .839 Acres
Property Owner Downtown Raleigh Lodging Associates, LLC C/O Raymond Management Company	Phone 608-833-4100	Mail 8333 Greenway Blvd Suite 200, Middleton, WI 53562
	Email zadnik@raymondteam.com	
Project Contact Person Josh Wilcox	Phone 608-695-8668	Mail 2248 Deming Way, Suite 120, Middleton, WI 53562
	Email josh.wilcox@garybrink.com	
Property Owner Signature 	Email	
Notary Sworn and subscribed before me this <u>24th</u> day of <u>January</u> , 20 <u>19</u>	Notary Signature and Seal <div style="border: 1px solid black; padding: 10px; text-align: center;">LISA STEINHAUER Notary Public State of Wisconsin</div>  exp: 09-20-2021	

PROPOSED HOTEL

223 W Martin St
RALEIGH, NC

APPEEARANCE COMMISION ADMINISTRATIVE ALTERNATE REQUEST JANUARY 24, 2019



DEVELOPER
C/O RAYMOND MANAGEMENT COMPANY
8333 GREENWAY BLVD., SUITE 200
MIDDLETON, WI 53562
PHONE: (608) 662-8338
PRINCIPAL CONTACT: BRENT ELLIFSON
EMAIL: Ellifson@raymondteam.com



ARCHITECT:
GARY BRINK AND ASSOCIATES, INC
2248 DEMING WAY, SUITE 120
MIDDLETON, WISCONSIN 53762
PHONE: (608) 829-1750
PRINCIPAL CONTACT: JOSH WILCOX
EMAIL: josh.wilcox@garybrink.com

SHEET INDEX:

T-1	TITLE SHEET
T-2	ADMINISTRATIVE ALTERNATE FINDINGS
A-1	RENDERING
A-2	BUILDING STEPBACK PLANS
A-3	BUILDING STEPBACK ELEVATIONS
A-4	BUILDING MASSING PERSPECTIVES

Administrative Alternate Request
Hotel at Nash Square
Raleigh, NC



Sec. 3.3.3. Building Massing Standards

C. Administrative Alternate Findings

The Planning and Development Officer may in accordance with *Sec. 10.2.17*. approve an alternate building massing standard, subject to all of the following findings:

1. The approved alternate meets the intent of the building massing regulations.
2. The approved alternate conforms with the Comprehensive Plan and adopted City plans.
3. If the approved alternate uses a change in building materials to mimic a change in wall plane, the most substantial and durable building materials are located at the bottom floors of the building.
4. If the approved alternate proposes a building setback behind the sidewalk in lieu of a required stepback, the resulting open space includes public amenities such as seating areas, trees and landscaping or outdoor dining.
5. The building contains architectural treatments for delineating the base, middle and top of the building.

Nash Square Hotel – Raleigh
Raleigh File Number: SR-98-18
Transaction Number: 572275
GBA Project Number: 201807

Section 3.3.3.D (C1) – (building stepback at 3rd to 7th floor)

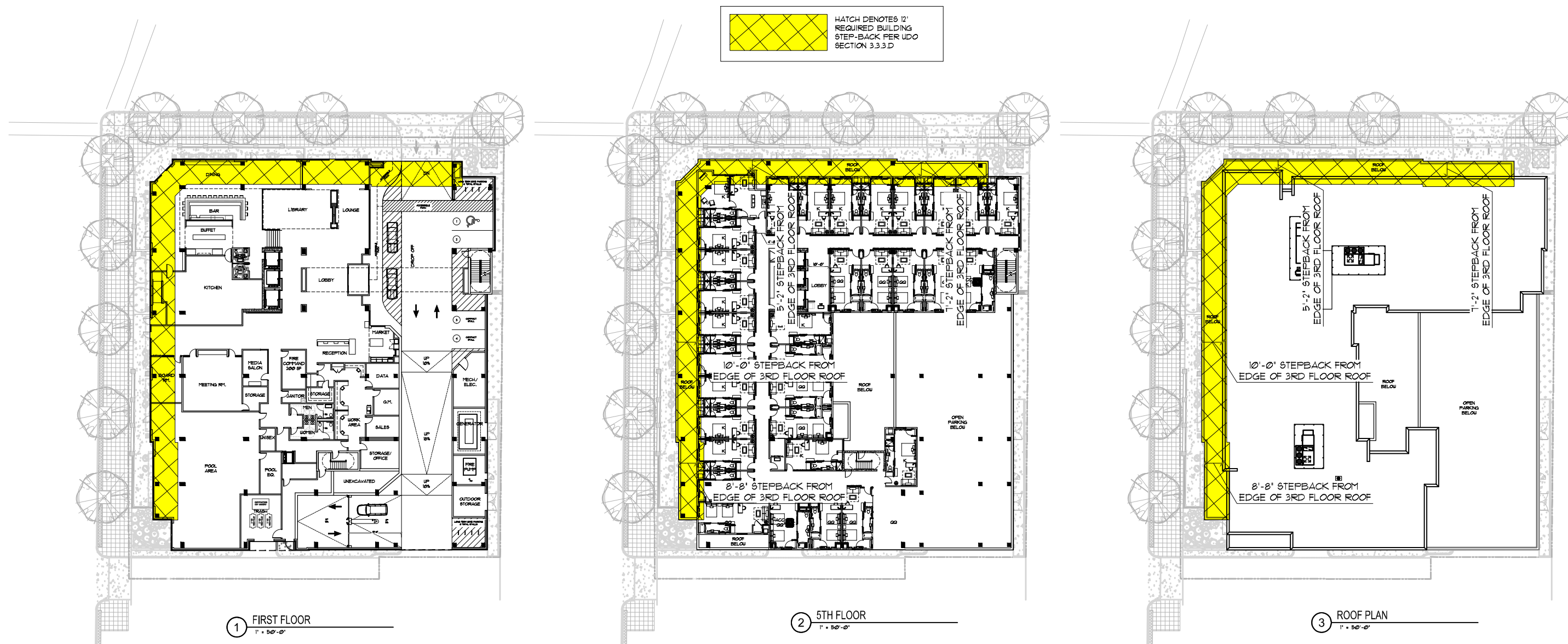
The proposed building meets the intent of UDO Section 3.3.3-C

1. Response: As shown on the plans and building elevations, the building meets the mixed-use building massing per UDO section 3.2.6.
2. Response: The building conforms with the Comprehensive Plan and adopted City plans and many of the Downtown Design Guidelines.
3. Response: The continuous masonry used at the first through third level are most substantial and durable materials. The strong masonry base and window order provide a form that fits the neighborhood and pedestrian scale common along Martin St.
4. Response: The building meets the “build to” and “open space” requirements identified in the UDO and as such created the need for the stepback alternate by pushing the building base further into the site. The design activates the amenity space by creating open seating areas adjacent to the public spaces of the hotel and dining area of the restaurant. The grades along the urban frontage create unique ADA accessible spaces that will feel like extensions of the interior spaces by utilizing consistent furnishings, lighting and planters.
5. Response: The hierarchy of this building is expressed in a manner that speaks to the prominence of the corner of Martin and Dawson Street. The forms and expanded thoughts noted on sheet A-4 explain our approach to this in a graphic form. In summary we have:
 - Base - Three story masonry base with strong order of openings.
 - Middle – Background form that is recessed behind the base and envelopes the floating mass.
 - Top – Dominate rectangular form that floats above the 4th floor terrace and the base of the building.







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Hotel at Nash Square
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Administrative Alternate Request Hotel at Nash Square Raleigh, NC

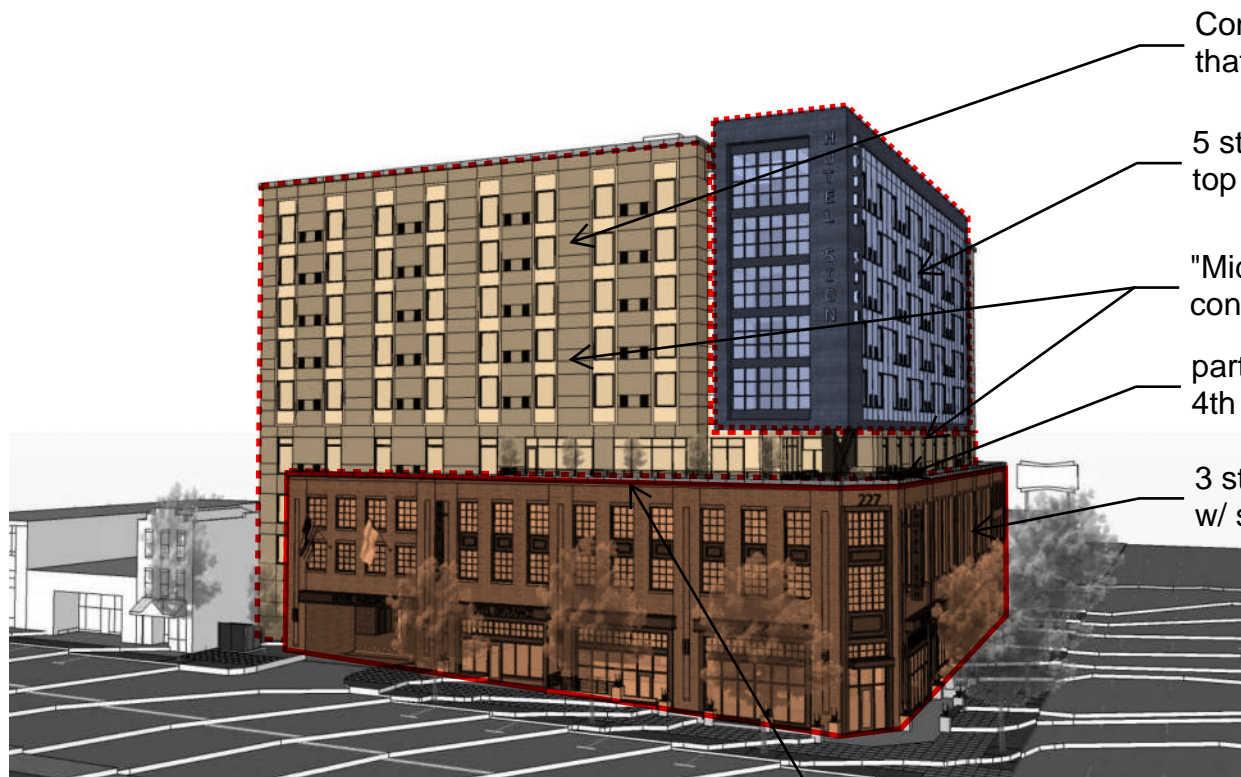
	MATERIAL DESCRIPTION		
	EIFS-01: EF-1 MANUFACTURER: DRYVIT COLOR: TAPESTRY BEIGE BM OC-32		METAL-01: MT-2 MANUFACTURER: DRI-DESIGN COLOR: WEATHER STEEL
	EIFS-02: EF-2 MANUFACTURER: DRYVIT COLOR: TAUPE TONE SW 7633		BRICK-01: BR-1 MANUFACTURER: STATESVILLE BRICK COLOR: COPPER RIDGE OVERSIZE
	METAL-01: MT-1 MANUFACTURER: FIRESTONE UNA-CLAD COLOR: ANODIZED ALUMINUM BLACK BATCH		MASONRY COPING: BR-02 MANUFACTURER: COLOR: TAUPE BROWN



HATCH DENOTES 12' REQUIRED BUILDING STEP-BACK PER UDO SECTION 3.3.3.D



Administrative Alternate Request Hotel at Nash Square Raleigh, NC

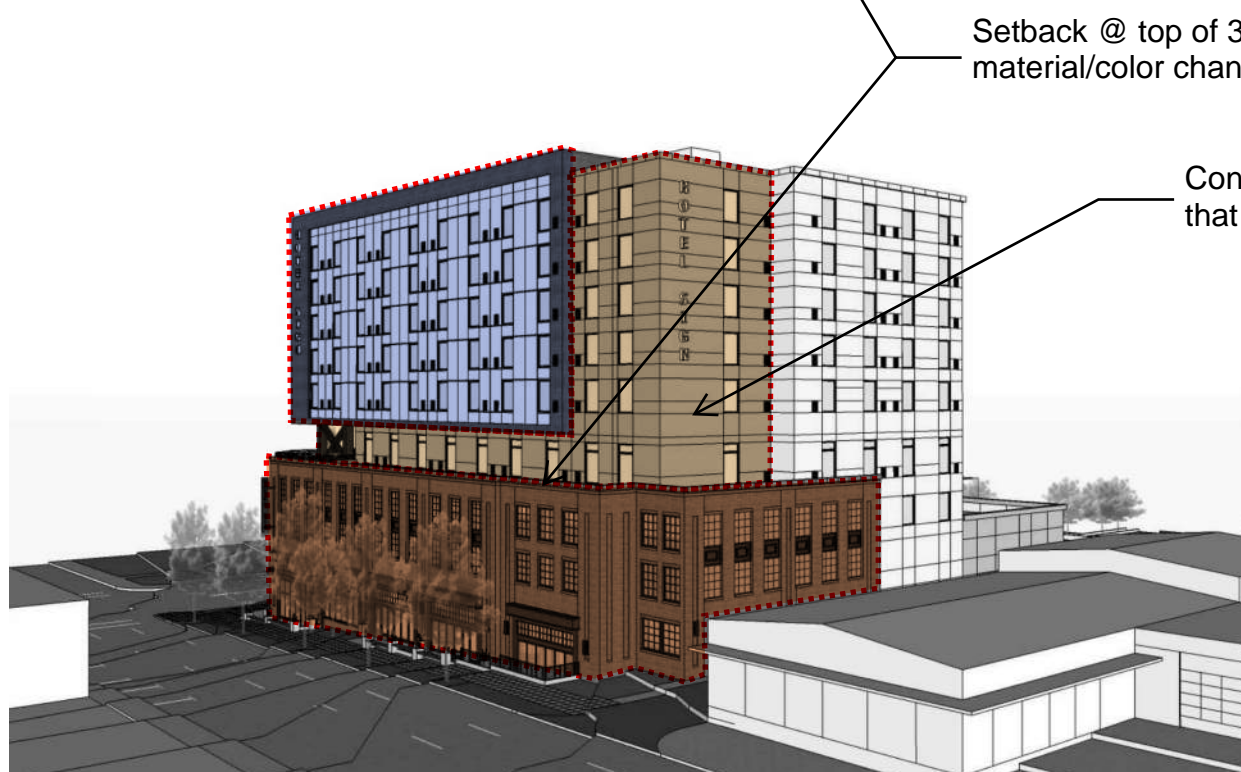


1 BUILDING PERSPECTIVE
N.T.S.

- Consistent "Middle" background that anchors adjacent forms
- 5 story floating form that creates a top to the architectural hierarchy
- "Middle" of building provides a consistent transition between all forms
- partially covered terrace at 4th floor w/ steel brace
- 3 story masonry base w/ strong order



2 BUILDING PERSPECTIVE
N.T.S.



3 BUILDING PERSPECTIVE
N.T.S.

- Setback @ top of 3rd floor with 5'-2" to 10'-0" depth, material/color change, & unique architectural style
- Consistent "Middle" background that anchors adjacent forms



4 BUILDING PERSPECTIVE
N.T.S.

Administrative Alternate Request Hotel at Nash Square Raleigh, NC